



# Non-State Capital Program

2004-2005 to 2008-2009

University of California  
Office of the President  
November 2004

# University of California

## Five-Year Non-State Capital Program Report 2004-05 to 2008-09

This report is to provide an overview of the longer-term capital plans of the campuses. The report provides a summary of capital projects that campuses expect to propose for funding from non-State sources over the next five years, from 2004-05 to 2008-09. In preparing this report at this time last year, we asked the campuses to take into account the current fiscal realities and enrollment uncertainties. Given the difficulties that the University faced in the budget for 2003-04, and in consultation with the campuses, it was decided that the 2003-04 to 2007-08 Five-Year Non-State Capital Program would not be published.

The Non-State Capital Program as presented in this report is based on the campuses' best estimates of non-State fund sources that will be available for defined capital projects over the next five years, including debt financing, campus resources, gifts, capital reserves, and federal funds. This summary of future non-State funded projects is presented to the Board of Regents for information purposes only, to provide an overview of what is currently expected to be the University's non-State capital program over the next five years. Specific projects funded from non-State sources will continue to be brought to the Board for approval at its regular meetings as the scope and cost of projects are finalized and the feasibility of funding plans is confirmed. The scope, cost, and funding plan of projects included in this report should be expected to change to some degree by the time they are formally presented for project and funding approval.

Even though the lists of anticipated campus projects address a wide range of facilities needs, the identified projects do not meet all campus capital needs. Campuses have included projects in this report that they believe are sufficiently defined in terms of scope and cost at this time and for which a reasonable funding plan can be defined. For example, potential projects to meet identified needs may not be included in this report because feasibility studies are underway, alternative solutions are being evaluated, or funding sources have not yet been identified. Such potential projects would tend to be ones that would fall within the fourth or fifth year of the current five-year plan. Some campuses are evaluating the feasibility of capital campaigns to raise gift funds for capital purposes or are in the process of identifying the priority projects to be included in a future gift campaign.

The report contains a chapter devoted to each campus that includes the following information:

- An overview of the campus planning context in which the projection of Non-State funded projects has been developed.
- A table that displays the list of projects that the campus expects to bring forward for approval between 2004-05 and 2008-09, followed by a summary of the total project costs and anticipated fund sources that will support the Non-State Capital Program.
- A brief narrative description of each capital project proposed for funding from non-State sources during the five-year period.

The table in this report for each campus includes both information about proposed projects and the construction program already underway that is funded from non-State sources. Each campus table includes a list of Non-State funded projects that have been previously approved (as of October 1, 2004) but are still in the design or construction phase, in order to provide information about how

proposed new projects fit into the ongoing construction program on the campus. These projects are highlighted in gray.

Information is also provided for each project that describes program objectives and identifies whether the project accommodates enrollment growth, provides space flexibility, creates space for new program initiatives, or corrects building deficiencies. Displayed as well is information relating to project scope, fund sources to be used to support the project, the anticipated fiscal year in which project approval will be requested, and the fiscal year in which completion of the project is anticipated.

Note that “approval year” for previously-approved projects indicates the most recent year in which either initial project approval was obtained or a funding augmentation was approved. For example, a project may have been approved originally in 2000-01 but also received approval for a funding augmentation in 2002-03; in this instance, the approval year would be shown as 2002-03.

The campus project tables and the campus funding summary identify the fund sources anticipated to support future projects by the following major categories:

- *Debt* – External borrowing.
- *Equity* – Campus funds or other University sources.
- *Gifts* – Gifts in hand, pledges, and amounts expected to be raised.
- *Capital Reserves* – Reserves associated with auxiliary and business enterprises, including hospitals, housing, parking, and other self-supporting facilities.
- *Federal* – Funds from any federal agency.
- *State* – Amount of State funds associated *only* with jointly funded State/non-State projects, consistent with the State capital program.
- *3rd Party* – Privatized development by a third party.

Campuses have been very successful in recent years acquiring gifts used to fund new facilities. Nevertheless, the amount of gift funds that may be available over the next five years to support capital development is difficult to estimate, especially as some projects rely on the generosity of only one or two donors. Therefore, the report distinguishes between new gift-funded projects that the campus is committed to moving forward in the five-year period and gift-funded projects that would move forward only when gift funds are available. The costs of projects that will move forward only when gift funds are available are not included in the campus funding summary.

Some campus capital development has taken place through land lease agreements and other development arrangements with third party entities, including student and faculty housing, joint-use facilities such as theaters shared with other organizations, and industry-developed research facilities. These projects are not normally included in the capital budget but rather are approved through a variety of contractual methods. Potential third party developments on the campuses are included in this report, however, in order to display the full range of capital development activities expected to take place on the campuses over the next five years. Note that project costs for privatized development are not included in the campus funding summary.

The State capital funds displayed in the project tables include *only* the amount of State funds associated with projects that are jointly funded from both State and non-State sources, and do not include all projects included in the State-funded capital improvement program. The amount of State funding is displayed in brackets [ ], to distinguish it from non-State fund sources.

# **RIVERSIDE CAMPUS**

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**2004-05 to 2008-09 Non-State Capital Program**

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## **RIVERSIDE CAMPUS**

### **2004-05 to 2008-09 Non-State Capital Program**

The Riverside campus expects an enrollment increase of more than 3,000 FTE students over the next five-year period, from an enrollment level of approximately 15,400 FTE in 2003-04. In anticipation of this growth, the campus has undertaken several major planning initiatives to guide future physical development. The campus continuously evaluates its Non-State Capital Program priorities to align them with academic, research, and public service goals. These key planning initiatives, priority projects, and related issues are summarized below.

Key Planning Initiatives: The Riverside campus anticipates presenting the update of its Long Range Development Plan (LRDP) to The Regents for approval in Spring 2005. The updated LRDP assumes an ultimate campus buildout of 25,000 students by 2015-16. The campus has also initiated related planning initiatives to provide more detailed development guidance that will enable the campus to accommodate anticipated growth. These are summarized below:

- *UCR Committee for Sustainability* will be established in 2004-05 to provide an overarching structure for a variety of sustainability related initiatives, including benchmarks for building performance and resource conservation.
- *Design Review Board* was established in 2003-04 to review all master plans and major capital projects relative to improving the quality of UCR's built environment and conformance to the campus LRDP.
- *Southeast Campus Area Study* will provide development guidelines to accommodate several new academic and public oriented facilities while preserving and enhancing campus open space networks. The study will be completed in 2004-05.
- *CNAS Master Space Plan* will identify highest priority space and facilities needs for the College over a ten year planning horizon to 2014-15.

Priority Projects: Non-State funded projects identified in the five-year timeframe are driven by Riverside's anticipated enrollment growth, as well as by new academic initiatives. These projects include:

- *Transportation Hub 2*, a 1,400-space parking structure, is the first of several projects needed to address critical parking demands associated with campus growth.
- *Arroyo Student Housing, Phase 1* includes a 500 bed apartment complex, retail facilities, replacement recreation fields, and associated infrastructure development.
- *Canyon Crest Residence Halls, Phase 1* includes 750 residence halls beds, a 500 seat dining facility, new recreational fields, and associated infrastructure improvements.

Other Needs: Future child care facilities and recreation facilities for the East and West Campus have been evaluated in the context of the Strategic Plan for Housing. The feasibility of developing several additional facilities for arts and public service programs continues to be studied in conjunction with the long term development of the Riverside Capital Campaign, including a Campus Art Museum, Campus Recital Hall, Downtown Riverside Performance Hall, and the University Extension International Executive Conference Center.

## KEY TO THE TABLES

### Project Lists.

- **Previously approved projects**, (as of October 1, 2004), currently in design or construction, are highlighted in gray.
- **Proposed new projects** are defined generally in terms of scope, cost, and funding, and there is a reasonable expectation that they will move forward during the five-year period.

### Program Categories.

 The list of projects is organized into four program categories.

- **Education and General** – Core instruction, research and support space. Separate sections are provided for General Campus programs, Health Sciences programs, and the California Institutes for Science and Innovation.
- **Infrastructure Development** – Utilities, central plant, major landscape/hardscape projects.
- **Auxiliary Enterprises and Fee-Supported Facilities** – Self-supporting programs and facilities such as housing, student centers, recreation, parking, child care facilities.
- **Medical Center** – Patient care facilities and medical center support space.

### Project Objectives.

 Identifies the primary purpose(s) of each project.

- **Enrollment growth** – To provide additional capacity related to student and faculty growth.
- **Space flexibility** – To provide more efficient and adaptable space, or provide staging space for renovation of existing buildings.
- **Program initiatives** – To accommodate new or expanding programs not necessarily related to enrollment growth, such as new research centers.
- **Correct deficiencies** – To address unsatisfactory conditions, including seismic or code deficiencies, capital renewal, technological obsolescence, or modernization needs.

### Scope.

 Defines the size of the project, such as assignable square feet (asf).

### New, Renovation or Both.

 Indicates whether the project involves new construction or renovation.

### Total Project Cost (\$000s).

 Provides the estimated total cost in thousands of dollars.

### Fund Sources.

 Identifies the major categories of fund sources used to support the project.

- **Debt** – External borrowing.
- **Equity** – Campus funds or other University sources.
- **Gifts** – Gifts in hand, pledges, and amounts expected to be raised.
- **Capital Reserves** – Reserves associated with auxiliary and business enterprises, including hospitals, housing, parking, and other self-supporting programs.
- **Federal** – Funds from any federal agency.
- **State** – Amount of State funds associated *only* with jointly funded State/non-State projects, consistent with the State capital program. State funds are listed in brackets [ ] to distinguish them from non-State sources.
- **3<sup>rd</sup> Party** – Privatized development by a third party.

**Approval Year.** For previously approved projects, the most recent fiscal year in which the project or an augmentation to project funding was approved. For future projects, the anticipated fiscal year in which approval will be sought.

**Occupancy Year.** The fiscal year in which occupancy of the building is expected to occur.

**Gift-funded Projects.** New gift-funded projects that the campus is committed to move forward in the five-year period are identified. Additionally, other potential gift-funded projects that would move forward only when funding is available are identified in *italics* and the cost of these projects is not included in the campus funding summary following the list of projects.

## RIVERSIDE CAMPUS

Five Year Non-State Capital Program  
2004-05 to 2008-09

Project Name	Objectives	Enrollment Growth	Space Flexibility	Program Initiatives	Correct Deficiencies	Scope	New, Renovation or Both (N, R, N/R)	Total Project Cost (\$000s)	Fund Sources	Approval Year	Occupancy Year
<b>EDUCATION AND GENERAL</b>											
<u>General Campus</u>											
Engineering Building Unit 2		X	X			98,177 asf	N	4,939 [ 33,417]	Equity, Gifts State	01-02	04-05
								38,356	Total		
Biological Sciences Building		X	X	X		31,666 asf	N	2,330 [ 19,303]	Equity, Gifts State	01-02	05-06
								21,633	Total		
Heckmann Center, Phase 1 (Palm Desert)		X		X		12,403 asf	N	8,000	Debt, Gifts	02-03	04-05
Alumni/Visitor's Center			X	X	X	9,000 asf	N	3,300	Equity, Gifts	04-05	06-07
Barbara and Art Culver Center of the Arts (Downtown Riverside)		X	X	X		31,325 asf	R	4,300 [ 7,700]	Gifts State	06-07	09-10
								12,000	Total		
<b>INFRASTRUCTURE DEVELOPMENT</b>											
Arroyo Flood Control and Enhancement		X		X	X		N/R	4,637	Equity	02-03	05-06
<b>AUXILIARY ENTERPRISES AND FEE-SUPPORTED FACILITIES</b>											
<u>Student Housing/Dining</u>											
Arroyo Student Housing, Phase 1		X				508 beds	N	59,635	Debt, Reserves	04-05	06-07
Canyon Crest Student Apartments, Phase 1		X				352 beds	N	48,223	Debt	05-06	07-08
Canyon Crest Residence Halls, Phase 1		X				750 beds	N	57,486	Debt	06-07	08-09
West Campus Family Student Housing, Phase 1		X				368 units	N	65,900	Debt	06-07	08-09
Canyon Crest Dining Commons/Community Building, Phase 1		X				500 seats	N	24,373	Debt	07-08	09-10
<u>Student Activities, Recreation, Athletics</u>											
Commons Expansion		X	X	X	X	104,037 asf	N/R	54,173	Debt, Reserves	02-03	09-10

Projects in gray are approved, but have not been completed.

Projects in italics are gift-funded projects that will move forward when funding is available.

## RIVERSIDE CAMPUS

Five Year Non-State Capital Program  
2004-05 to 2008-09

Project Name	Objectives	Enrollment Growth	Space Flexibility	Program Initiatives	Correct Deficiencies	Scope	New, Renovation or Both (N, R, N/R)	Total Project Cost (\$000s)	Fund Sources	Approval Year	Occupancy Year
<u>Parking and Roads</u>											
Transportation Hub 2 (Parking Structure 1)	X	X				1,400 spaces	N	20,000	Debt	06-07	08-09
Transportation Hub 3	X					1,000 spaces	N	15,000	Debt	07-08	09-10

### Total Riverside Campus

#### Projects Approved Before 2004-05

Non-State Funds	74,079
State Funds	[ 52,720]
Total	126,799

#### Projects in 2004-05 to 2008-09 Program *(excludes gift projects in italics)*

Non-State Funds	298,217
State Funds	[ 7,700]
Total	305,917

Projects in gray are approved, but have not been completed.

Projects in italics are gift-funded projects that will move forward when funding is available.  
October 1, 2004



**RIVERSIDE CAMPUS**

Five-Year Non-State Capital Program  
2004-05 to 2008-09

**2004-05 to 2008-09 Project Funding Summary  
(\$000s)**

<b>Category</b>	<b>Debt</b>	<b>Equity</b>	<b>Federal</b>	<b>Gifts<sup>(1)</sup></b>	<b>Capital Reserves</b>	<b>Category Total</b>	<b>State Funds</b>
Education and General							
General Campus		1,000		6,600		7,600	[ 7,700]
Health Sciences							
California Institutes							
<b>Subtotal</b>		<u>1,000</u>		<u>6,600</u>		<u>7,600</u>	<u>[ 7,700]</u>
Infrastructure Development							
Auxiliary Enterprises and Fee-Supported Facilities	286,039				4,578	290,617	
Medical Center							
<b>Non-State Funds</b>	286,039	1,000		6,600	4,578	298,217	

<sup>(1)</sup> Funding summary for 2004-05 to 2008-09 program does not include potential gift-funded projects listed in italics in the project table.

**RIVERSIDE CAMPUS**  
**2004-05 to 2008-09 Non-State Capital Program**

**EDUCATION and GENERAL – GENERAL CAMPUS**

**Engineering Building Unit 2** **\$ 38,356,000**

This project, now in the construction phase, is the second in a two-phase development plan for the Engineering program to accommodate growth in the instruction and research programs in Computer Science and Electrical Engineering. The new building will provide 98,177 asf for general assignment classrooms, class and research laboratories, laboratory support, academic offices and departmental support functions. The building is funded from State funds (\$33,417,000), gifts (\$4,375,000), and campus non-State funds (\$564,000). Completion is scheduled during 2004-05.

**Biological Sciences Building** **\$ 21,633,000**

This project is the second step in a plan to expand and upgrade space for instruction and research programs in the biological sciences. The project, which is in working drawings, provides 31,666 asf of new space for multidisciplinary research laboratories, laboratory support, and academic offices needed for planned enrollment growth in the sciences. Funding includes State funds (\$19,303,000), gift funds (\$1,818,000), and campus non-State funds (\$512,000). Occupancy is slated for 2005-06.

**Heckmann Center, Phase 1 (Palm Desert)** **\$ 8,000,000**

This project is the first of two phases of development that involves providing an integrated instruction and research facility for graduate level programs in the Anderson Graduate School of Management (AGSM) at the Heckmann Center Complex in the Coachella Valley. Phase 1 provides 12,403 asf of administrative office, support, seminar, distance learning, and scholarly activity space. This project is funded from gift funds (\$6,000,000) and debt financing (\$2,000,000) through a loan from the City of Palm Desert's Redevelopment Agency. Completion is anticipated in 2004-05.

**Alumni/Visitor's Center** **\$ 3,300,000**

This 9,000 asf project will involve construction of administrative offices for Alumni and Constituent Relations. It will include a lobby/reception area, library/reading room, small-scale dining rooms, quick service café, catering kitchen, boardroom and meeting rooms. The project will be funded from campus non-State funds and gift funds and completion is anticipated during 2006-07.

**Barbara and Art Culver Center of the Arts (Downtown Riverside)** **\$ 12,000,000**

A portion of the funding for this project (\$1,500,000 of gift funds) has been approved to purchase the building and property in downtown Riverside for the Barbara and Art Culver Center of the Arts. The construction portion of the project will involve the renovation and adaptive reuse of an historic building to provide an estimated 31,325 asf of instruction and research space for graduate programs in the arts. The renovated facility will provide a digital media computer studio, a screening room, faculty and graduate student studio space, an experimental black box theatre, a multi-functional gallery/performance space/café, archive/collection expansion space, and storage. This project will be funded from gift funds and State funds. Completion is projected for 2009-10.

## INFRASTRUCTURE DEVELOPMENT

### **Arroyo Flood Control and Enhancement** **\$ 4,637,000**

The Arroyo project will mitigate an existing 100-year flood plain on the northern half of the campus through the installation of storm water drainage improvements. The project will decrease the extent of the flood plain, which will increase the buildable area of that part of the campus. The project will also provide flood control along the extent of the University Arroyo as it traverses through the campus. The project will be funded from campus non-State funds. Completion is planned for 2005-06.

## AUXILIARY ENTERPRISES and FEE-SUPPORTED FACILITIES

### *Student Housing/Dining*

### **Arroyo Student Housing, Phase 1** **\$ 59,635,000**

This project will include an apartment complex totaling approximately 190,000 gsf to accommodate 508 student beds. It will also include a grill/retail/convenience store, recreational fields, and associated site development and infrastructure improvements (parking, utility extensions, and roadways). The project will be funded with debt financing, housing reserves, and recreation reserves. Completion is anticipated in 2006-07.

### **Canyon Crest Student Apartments, Phase 1** **\$ 48,223,000**

This project will include the demolition of approximately 35 units of family housing and construction of 164,913 gsf to accommodate 352 student beds at the northern edge of the campus adjacent to the Student Recreation Center. The project will also include site development and parking. The project will be funded with debt financing and completion is anticipated in 2007-08.

### **Canyon Crest Residence Halls, Phase 1** **\$ 57,486,000**

This project will include the demolition of approximately 82 units of existing family housing and the construction of approximately 134,250 gsf of residential units, which will accommodate 750 beds. The project also includes common areas, support spaces, site development and parking. The project will be funded with debt financing and completion is anticipated in 2008-09.

### **West Campus Family Student Housing, Phase 1** **\$ 65,900,000**

This project will provide 368 units of family housing totaling approximately 313,500 gsf. The project includes residential spaces, commons areas, support spaces, exterior spaces, child development center, play/class rooms totaling approximately 12,960 gsf to accommodate 144 children, recreational fields encompassing 8.6 acres, and associated site development and infrastructure improvements (parking, utility extensions, and roadways). The project will be funded with debt financing and completion is anticipated in 2008-09.

### **Canyon Crest Dining Commons/Community Building, Phase 1** **\$ 24,373,000**

This project will include the construction of 61,836 gsf to accommodate 500 seats in the dining hall to serve the dining needs of students residing in the new Canyon Crest Residence Halls, as well as students living in other existing campus residence halls and apartments. In addition the project will

include a conferencing facility, site development, and parking. The project will be funded with debt financing and completion is anticipated in 2009-10.

**Student Activities, Recreation, Athletics**

**Commons Expansion** **\$ 54,173,000**

This project, which is in the working drawings phase, involves the expansion, renovation and redevelopment of the existing University Commons that was built in 1964 to support a campus population of 10,000 students, but that now serves more than 15,000 students. The project will provide expanded and enhanced food services, study lounges, computer laboratories, retail services, meeting and activity spaces, student organization offices, and student services space. Significant site improvements will provide greatly expanded outdoor patio, seating, and performance areas. The expanded Commons will support an anticipated campus population of 20,000 students by the end of the decade. Sequencing the construction of the 104,037 asf project will enable space to be occupied on a phased basis as it is completed and will allow continuous operations during construction. The project is funded from debt financing (\$51,923,000), which will be repaid from student-approved fees, and from registration fee reserves (\$2,250,000). The project is scheduled for full completion during 2009-10.

**Parking and Roads**

**Transportation Hub 2 (Parking Structure 1)** **\$ 20,000,000**

This parking structure project will provide 1,400 parking spaces. The project will be constructed on the existing surface Parking Lot 24. The project will be funded from debt financing and is planned for completion during 2008-09.

**Transportation Hub 3** **\$ 15,000,000**

This project will provide a 1,000-space parking structure to be constructed on the existing surface Parking Lot 13. Funding will be through debt financing. Completion is anticipated during 2009-10.